



FOR SALE

Commercial Land | 70.54 Acres | \$1,400,000

9595 US-62, KILLBUCK, OH 44637

" US Route 62

" County Road 622 "

70.54 AC

" US R

BRETT POST
DIRECTOR OF COLUMBUS
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➤ THE OFFERING

3CRE is thrilled to present the 70.54-acre offering at 9595 US Route 62 presents a compelling commercial development opportunity with immediate usability and long-term flexibility. The site features level, cleared topography and direct frontage along U.S. Route 62, allowing for efficient site planning and minimal upfront preparation. With public utilities available and a pricing structure of \$20,000 per acre, the property is well-positioned for a range of uses including commercial, industrial, retail, or mixed-use development. The scale of the tract also supports phased development strategies, while the southern portion introduces additional upside through potential residential use.

Strategically situated between Millersburg and Killbuck, the property benefits from strong corridor visibility and accessibility within Holmes County. This stretch of U.S. Route 62 serves as a key regional connector, supporting steady traffic flow and positioning the site within a growing yet supply-constrained market. The surrounding area continues to see a mix of residential and commercial expansion, enhancing demand for well-located development sites. Its combination of scale, infrastructure access, and corridor positioning makes it an attractive option for developers and investors seeking growth in a strategically located Ohio market.

➤ PROPERTY HIGHLIGHTS

Offered For Sale : \$1,400,000

Total Acreage: 70.54 Acres

- Situated in the Killbuck, Ohio submarket
- The site features level, cleared topography and direct frontage along U.S. Route 62
- Flexible use: commercial, industrial, retail, dining, or mixed-use • Residential development potential on southern portion
- Holmes County Parcel: Part of #0800585002

[*** CLICK HERE FOR OFFERING VIDEO**](#)





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[CLICK HERE FOR OFFERING VIDEO](#)



	3 MILE	5 MILE	10 MILE
POPULATION	2,009	8,487	24,818
AVERAGE HOUSEHOLD INCOME	\$84,201	\$84,241	\$90,511
NUMBER OF HOUSEHOLDS	841	3,351	8,397
MEDIAN AGE	43.2	40.8	35.6
TOTAL BUSINESSES	56	478	1,171
TOTAL EMPLOYEES	418	4,363	11,415



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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.

